

ATTACHMENT F

4-2-110G

DEVELOPMENT STANDARDS FOR MULTIFAMILY RESIDENTIAL ZONING DESIGNATIONS (Detached ¹² Accessory Structures)			
	R-10	R-14	RM
MAXIMUM NUMBER AND SIZE			
General	<p>2 structures, up to a maximum of 720 sq. ft. for each building, or 1 structure up to a maximum of 1,000 sq. ft.</p> <p>The total floor area of all accessory buildings shall not be greater than the floor area of the residential uses.</p> <p>The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District.</p> <p>Accessory structures shall only be allowed on lots in conjunction with a primary residential use.</p>	<p>1 per residential unit.</p> <p>Maximum of 400 sq. ft. and less than the floor area of the principal unit.</p> <p>The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District.</p> <p>Accessory structures shall only be allowed on lots in conjunction with a primary use.</p>	<p>The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District.</p> <p>Accessory structures shall only be allowed on lots in conjunction with a primary use.</p>
LOCATION			
General	NA	<p><u>Garages and carports shall only have access from the alley when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard and set back from the front of the primary structure by a minimum of ten (10) feet..NA</u></p>	<p>"U" suffixes:</p> <p>Garages and carports shall only have access from the alley when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard.</p>
HEIGHT			
Maximum Number of Stories	1 story and 15 ft.	15 ft.	25 ft. except in the RM-

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and Maximum Building Height ²¹			U District where the maximum height shall be determined through the site plan review process.
SETBACKS⁸			
Minimum Front Yard	Not allowed within the required front yards or side yards along streets.	Not allowed within the required front yards or side yards along streets.	Not allowed within the required front yards or side yards along streets.
Minimum Side Yard	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ¹¹	Side Yard: None required.	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ¹¹
Minimum Rear Yard	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ¹¹	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages and carports must provide a minimum of 24 ft. of back-out room, either on-site or	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property lines a

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		counting improved alley surface or other improved right-of-way surface.	sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ²²
Special Setbacks for Animal Husbandry Related Structures	See RMC 4-4-010.	NA	NA
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.
CRITICAL AREAS			
General	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.

(Ord. 4736, 8-24-1998; Ord. 4788, 7-19-1999; Amd. Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4999, 1-13-2003)